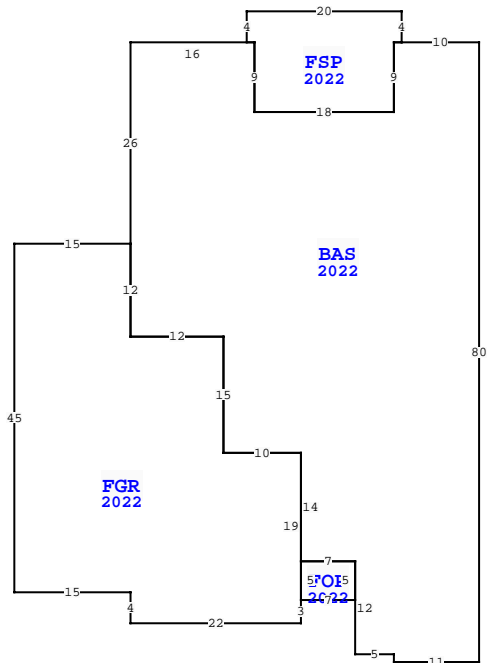


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,411	112.2400	133.28	454,618	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 2568 HX Base Yr 2023													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	342,263
FGR	1,339	55	736	98,094
FOP	35	30	10	1,333
FSP	242	40	97	12,928
TOTALS	4,184		3,411	454,618

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				454,618
TOTAL MARKET OB/XF VALUE				13,660
TOTAL LAND VALUE - MARKET				100,000
TOTAL MARKET VALUE				568,278
SOH/AGL Deduction				0
ASSESSED VALUE				568,278
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				518,278
TOTAL JUST VALUE				568,278
NCON VALUE				468,278
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014551	CO ISSUED	0	09/23/2022
21010573	RICHMOND	471,011	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1075	9/28/2022	SW Q	Q	I	01	716,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERNHARDT DAVID & K						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES 85518 FALL RIVER PKWY, FERNANDINA BEACH

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	1,366.00	SF	10.00	10.00	100	2022	2022	3	100	13,660	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W10 FSP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1 S9 W18 N9 W16 S26 FGR=[YR=2022] W15 S45 E15 S4 E22 N3 FOP=[YR=2022] E7 N5 W7 S5 S N19 W10 N15 W12 N12 S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80 S.	

LAND DESCRIPTION		TOTAL OB/XF														13,660								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							